

Pd Rev 1,406.25
Pd Fee 10.50 413794

0451

PAGED DOC TAX \$1406.25
GENERAL FEE \$10.50
INDEXED NO. 4196

THE STATE OF NEBRASKA } ss.
MADISON COUNTY

This instrument filed for record
the 7 day of August 20 12
at 8:30 A.M. and recorded in
Book 2012-08 Page 0451-0452
Register of Deeds Nancy J. Cross

AFTER RECORDING RETURN TO:
Madison County Abstract
PO Box 384
Norfolk, NE 68702-0384

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-7-2012
\$ 1,406.25 By myg

**CORPORATION
WARRANTY DEED**

Elkhorn Valley Bank & Trust, a Nebraska corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Brian C. Gibbs, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See attached Exhibit "A"

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: August 6th, 2012.



Elkhorn Valley Bank & Trust, a Nebraska corporation

By [Signature]
Daniel L. Morfeld, Sr. Vice President

STATE OF Nebraska)
COUNTY OF Madison)

The foregoing instrument was acknowledged before me this 6th day of August, 2012 by Daniel L. Morfeld, Sr. Vice President of Elkhorn Valley Bank & Trust, a Nebraska corporation.

Linda R. Weiher
Notary Public

My Commission Expires: 2-28-14
File No. T-18995a-



Exhibit "A"

A tract of land lying wholly in the S 1/2 N 1/2 of Section 34, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska, and more particularly described as follows: Commencing at the intersection of the centerline of Highway 81, also known as 13th Street, and the centerline of Monroe Avenue as now located and established which is also the South line of the N 1/2 of said section; thence East along the centerline of said Monroe Avenue 111.83 feet; thence North 33.0 feet to the point of beginning; thence continuing East, 208.67 feet; thence 90°00' left, 350.0 feet; thence 90°00' left, 197.43 feet; thence 88°10'30" left, 350.18 feet to the point of beginning;

AND

A tract of land lying wholly in the NW 1/4 of Section 34, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska, and more particularly described as follows: Commencing at the West 1/4 corner of said Section 34; thence East 320.5 feet; thence North at a deflection angle of 90°00' left, 383.0 feet to the point of beginning; thence continuing North, 150.0 feet; thence West at a deflection angle of 90°00' left, 192.7 feet; thence South at a deflection angle of 88°10'30" left, 150.1 feet; thence East at a deflection angle of 91°49'30" left, 197.4 feet to the point of beginning.

LESS AND EXCEPT

That part deeded to the State of Nebraska in warranty Deeds recorded in Book 132 Page 199 and Book 2009-04 Page 2140.